

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

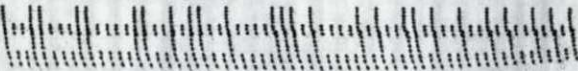
REPORTED  
CLASS



DEPARTMENT OF  
PLANNING AND ZONING

Z2002000326 C15 960  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

HGRYTM5 33128





# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 02-326  
APPLICANT NAME: GOULDS, LLC

\*\*\*\*\* COURTESY NOTICE \*\*\*\*\*  
THE COMMUNITY ZONING APPEALS BOARD MEETING FOR AREA 15 ORIGINALLY SCHEDULED AT THE SOUTH DADE GOVERNMENT CENTER - ROOM 203 (OLD BUILDING), FOR SEPTEMBER 23, 2003 HAS BEEN RELOCATED TO: CENTENNIAL MIDDLE SCHOOL, 8601 SW 212 STREET, MIAMI.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: LYING 150' EAST OF SW 112 AVENUE AND SOUTH OF SW 224 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.003 ACRES MORE OR LESS

THIS ITEM WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS.

HEARING WILL BE HELD AT THE  
CENTENNIAL MIDDLE SCHOOL  
8601 SW 212 STREET  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 15  
DATE 09/23/2003  
TUESDAY  
TIME 7:00 PM

Z2002000326 C15 960  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

PREPARED  
FIRST CLASS



- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

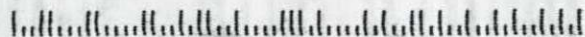
## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000326 C15 960  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

FGAYTMS 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-326  
APPLICANT NAME: GOULDS, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: LYING 150' EAST OF SW 112 AVENUE AND SOUTH OF SW 224 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.003 ACRES MORE OR LESS

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HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL

COMMUNITY ZONING APPEALS BOARD 1  
DATE 09/23/2003  
TUESDAY  
TIME 7:00 PM

Z2002000326 C15 960  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
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- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
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**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

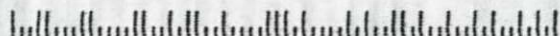
## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000326 BCC 962  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

DGRYTM5 33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-326  
APPLICANT NAME: GOULDS, LLC

THE APPLICANT IS APPEALING THE DECISION OF  
COMMUNITY ZONING APPEALS BOARD #15, WHICH DENIED  
THE FOLLOWING:  
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED  
RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: LYING 150' EAST OF SW 112 AVENUE AND  
ON THE SOUTH SIDE OF SW 224 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.003 ACRES

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WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
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ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6  
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR  
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AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK CT  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 06/19/2003  
THURSDAY  
TIME 9:30 AM

22002000326 BCC 962  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

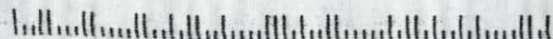
## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000326 C15 961  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

LS447175 33128





# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 02-326  
APPLICANT NAME: GOULDS, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: LYING 150' EAST OF SW 112 AVENUE AND SOUTH OF SW 224 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.003 ACRES MORE OR LESS

THIS ITEM WILL BE DEFERRED AND REVISED AT THE FEBRUARY 27, 2003 MEETING OF THIS BOARD.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL

COMMUNITY ZONING APPEALS BOARD  
DATE 03/27/2003  
THURSDAY  
TIME 7:00 PM

Z2002000326 C15 961  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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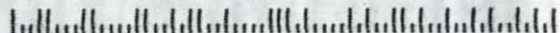
## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000326 C15 960  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
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HEARING NUMBER: 02-326  
APPLICANT NAME: GOULDS, LLC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM INTERIM DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA), ON THIS SITE.

LOCATION: LYING 150' WEST OF SW 112 AVENUE AND SOUTH OF SW 224 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.003 ACRES MORE OR LESS

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL

COMMUNITY ZONING APPEALS BOARD 1:  
DATE 02/27/2003  
THURSDAY  
TIME 7:00 PM

Z2002000326 C15 960  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



Z2002000326 C15 959  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 02-326  
APPLICANT NAME: GOULDS L.L.C.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL DISTRICT TO MODIFIED SINGLE FAMILY  
RESIDENTIAL DISTRICT (RU-1MA).

LOCATION: LYING 752' EAST OF S.W. 112 AVENUE & ON  
THE SOUTH SIDE OF S.W. 224 STREET, MIAMI-DADE  
COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.003 ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR  
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO  
HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING  
SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER  
ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.  
FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR  
SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR  
THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM 203 (OLD BUILDING)  
MIAMI, FL

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

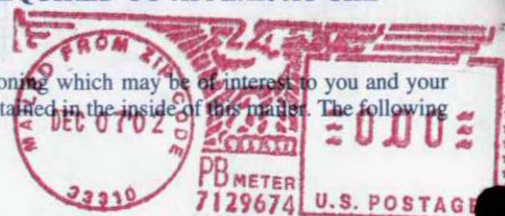
Z2002000326 C15 959  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this matter. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.



- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**



THE FOLLOWING HEARING WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS ON 6/19/03 TO COMMUNITY ZONING APPEALS BOARD #15:

HEARING NO. 03-2-CZ15-1 (02-326)

18-56-40  
Council Area 15  
Comm. Dist. 8 & 9

APPLICANT: GOULDS LLC

AU to RU-1M(a)

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.003± Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)



THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/27/03 TO THIS DATE:

HEARING NO. 03-2-CZ15-1 (02-326)

18-56-40  
Council Area 15  
Comm. Dist. 9

APPLICANT: GOULDS LLC

AU to RU-1M(a)

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.003± Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)



HEARING NO. 03-2-CZ15-1 (02-326)

18-56-40  
Council Area 15  
Comm. Dist. 9

APPLICANT: GOULDS LLC

GU to RU-1M(a)

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the north  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' west of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.003± Acres

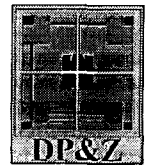
GU (Interim)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)



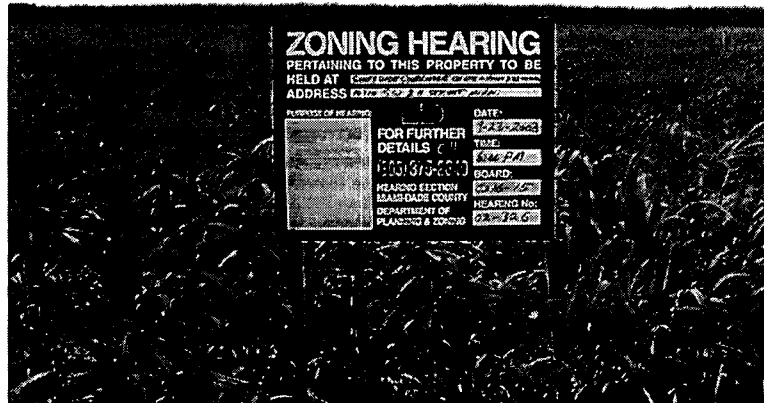




**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000326**

**BOARD: C15**

**LOCATION OF SIGN: LYING 150' EAST OF SW 112TH AVENUE AND ON THE SOUTH SIDE OF SW 224 ST**

**Miami Dade County, Florida**

**Date of Posting: 03-SEP-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**CLEVELAND THOMPSON**









**Miami-Dade County**  
**Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000326**

**BOARD: C15**

**LOCATION OF SIGN: SOUTH SIDE OF SW 224 ST & SW 109 CT**

**Miami Dade County, Florida**

**Date of Posting: 05-MAR-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

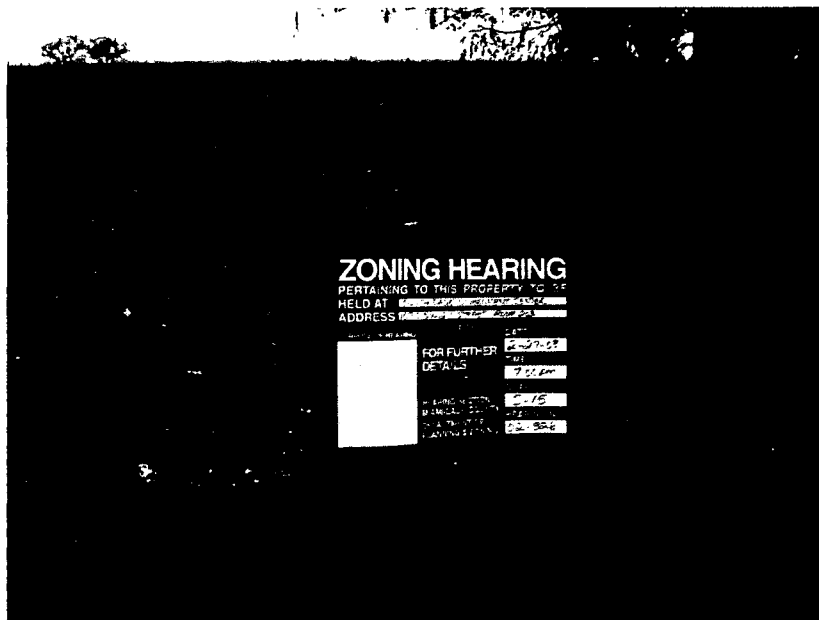
**CARLO MERCURI**



**Miami-Dade County  
Department of Planning and Zoning**



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2002000326**

**BOARD: C15**

**LOCATION OF SIGN: SOUTH SIDE OF SW 224 ST AT SW 109 CT**

**Miami Dade County, Florida**

**Date of Posting: 05-FEB-03**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**CARLO MERCURI**



C-15

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-326 HEARING DATE 9-23-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 9-9-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 9/10/2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 9/10/03

C-15

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-326 HEARING DATE 9-23-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]  
Date: 8-25-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]  
Date: 8/22/2003

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]  
Date: 8-22-03

\*\*\*\*\*



BCC

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02 - 326

HEARING DATE 6-19-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 5-15-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 5-16-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 5/16/03

\*\*\*\*\*

C-15

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-326 HEARING DATE 3-27-03

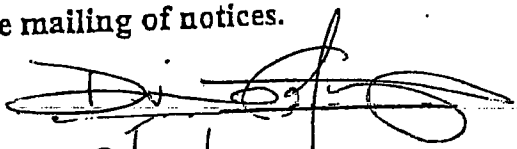
I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

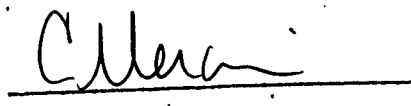
  
2/20/03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

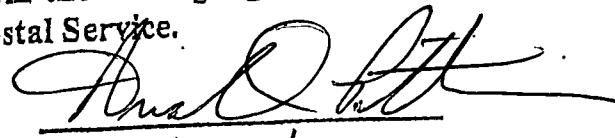
  
2/21/03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

  
2/21/03

\*\*\*\*\*



C-15

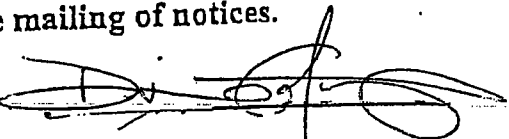
**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

RE: HEARING No. 02-326 HEARING DATE 2-27-03

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

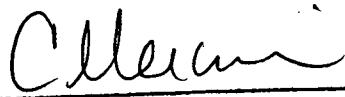
minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: 

Date: 1-23-03

\*\*\*\*\*

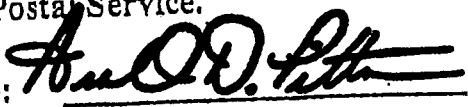
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: 

Date: 1-24-03

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: 

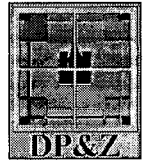
Date: 1-24-03

\*\*\*\*\*



**Miami-Dade County  
Department of Planning and Zoning**

C-15



**AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES**

**Re: HEARING No. Z2002000326**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Dionne Gutierrez**

**Date:**

1/22/02

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Melissa Manso**

**Date:**

2/06/02

.....  
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

12/06/02





## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15

TUESDAY, SEPTEMBER 23, 2003 - 7:00 p.m.

SOUTH DADE GOVERNMENT CENTER

ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **GOULDS, LLC (02-326)**

Location: Lying 150' east of SW 112 Avenue and south of SW 224 Street, Miami-Dade County, Florida (8.003 Acres more or less).

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU1-Ma), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

0-15 9-23-03

**MIAMI-DADE COUNTY, FLORIDA**

**ZONING HEARING**

**LEGAL NOTICE**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on **Tuesday, the 23rd day of September, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

**C-15 9-23-03**



MOST OF THIS INFORMATION AVAILABLE FREE FOR SUBSCRIBERS AT WWW.DAILYBUSIN

## Public Notices & Hearings

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-2-CZ15-1 (02-326)

APPLICANT: GOULDS LLC

AU to RU-1M(a)

SUBJECT PROPERTY: The east ½ of the north ½ of the north ½ of the NW ¼ of the SE ¼ and the north ½ of the NW ¼ of the NW ¼ of the SE ¼, less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 2 day of September 2003.

9/2

03-3-02/390877M

BCC 6-19-03



## ZONING HEARING

BOARD OF COUNTY COMMISSIONERS

THURSDAY, JUNE 19, 2003 - 9:30 a.m.

COMMISSION CHAMBERS - 2nd Floor

STEPHEN P. CLARK CENTER

111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. GOULDS, LLC (02-326)

Location: Lying 150' east of SW 112 Avenue and on the south side of SW 224 Street, Miami-Dade County, Florida (8.003 Acres).

The applicant is appealing the decision of Community Zoning Appeals Board #15, which denied the following: The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

**Public Notices & Hearings****MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 19th day of June, 2003 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 02-12-CZ2-1 (02-262)

APPLICANT: PHILIP PEARLMAN, TRUSTEE

DELETION of that portion of Resolution Z-10-02, passed and adopted by the Board of County Commissioners, which accepted a proffered Declaration of Restrictive Covenants, hereinafter the covenant proviso.

The purpose of the request is to delete the covenant proviso of a prior hearing which accepted a Declaration of Restrictions which among other things provided assurances that the property would only be used as a home for the aged and that 80% of all occupancy in the proposed development be elderly residents 60 years of age or older.

AND IF THE ABOVE REQUEST IS APPROVED, THE FOLLOWING SHALL BE CONSIDERED:

(2) BU-1A and RU-2 to RU-3M

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-315.2 and §33-311(A)(17) of the code of Miami-Dade County.

Said rezoning, if approved, will effectively revoke Resolution Z-10-02 which reversed the Director's Administrative Decision and will, if approved, continue the approvals contained in Resolution CZAB2-12-88.

SUBJECT PROPERTY: **PARCEL 1:** Beginning of the Northwest corner and running Ely to a point 402.5' to the south on a straight line a distance of 110' to a point; thence run Wly parallel to the northern line a distance of 402.5' to a point; thence run Nly a distance of 110' to the Point of beginning; LESS AND EXCEPT: the west 25' thereof for right-of-way purpose. Being that portion of the north 110' of the 5 acre tract described as the north ½ of Lot 2, in Block 5, Section 34, Township 51 South, Range 42 East, MAP OF TOWN OF HALLANDALE, Plat book B, Page 13. AND: **PARCEL 2:** The south 220' of Lot 3, Block 4, less the west 25' of TOWN OF HALLANDALE, Section 34, Township 51 South, Range 42 East, Plat book B, Page 13. LESS AND EXCEPT: The east 300' lying west of the west line of the 66' right-of-way of West Dixie Highway. AND: **PARCEL 3:** The north 111.85' of the south 221.85' of the north ½ of Lot 2, less the east 406' and less the west 25' in Block 5, of HALLANDALE, Plat book B, Page 13. AND: **PARCEL 4:** Lot 20-A of PROSPERITY FARMS, Plat book 11, Page 8 and the west 317' of the south 110' of the north ½ of Lot 2, Block 5, less the west 25' for right-of-way purposes of Section 34, Township 51 South, Range 42 East, of the MAP OF HALLANDALE, Plat book B, Page 13.

LOCATION: The Southeast corner of N.E. 26 Avenue and N.E. 211 Terrace, Miami-Dade County, Florida.

HEARING NO. 03-2-CZ15-1 (02-326)

APPLICANT: GOULDS LLC

GOULDS LLC, is appealing the decision of Community Zoning Appeals Board #15, which denied the following:

AU to RU-1M(a)

SUBJECT PROPERTY: The east ½ of the north ½ of the north ½ of the NW ¼ of the SE ¼ and the north ½ of the NW ¼ of the NW ¼ of the SE ¼, less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

HEARING NO. 03-3-CZ12-2 (02-328)

APPLICANTS: LORENA MARMOL & DENISE CATOIRA

LORENA MARMOL & DENISE CATOIRA are appealing the decision of Community Zoning Appeals Board #12 which denied the following:

EU-M to RU-3

SUBJECT PROPERTY: Beginning 200' west & 50' north of the Southeast corner of the east ½ of the SE ¼ of the SW ¼; thence continue west 175', north 200', east 175' and south 200' to the Point of beginning; F/K/A: Lots 5 through 7 & 16 through 18, ALVAR SUBDIVISION, Plat book 144, Page 28 in Section 30, Township 54 South, Range 41 East.

LOCATION: 1209 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

HEARING NO. 03-3-CZ9-1 (02-319)

APPLICANT: FUNERAL SERVICES ACQUISITION GROUP, INC.

FUNERAL SERVICES ACQUISITION GROUP, INC. is appealing the decision of Community Zoning Appeals Board #9 which denied the following:

GU to IU-1

SUBJECT PROPERTY: Tract 33 and portions of Tracts 34 and 35 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 of Section 29, Township 53 South, Range 40 East, Plat book 2, Page 17. TOGETHER WITH: A portion of LAKESIDE MEMORIAL PARK NEGEV GARDENS, Plat book 90, Page 45, and a portion of LAKESIDE MEMORIAL PARK AKIBA GARDENS, Plat book 142, Page 6 and including all of LAKESIDE

**ZONING HEARING**

MEMORIAL PARK SAMARIA GARDENS, Plat book 142, Page 9, being more particularly described as follows: Begin at the center of said Section 29; thence run S1°26'22"E, along the east line of the SW ¼ of said Section 29, for 329.66'; thence N89°55'0"W for 55.84'; thence S1°26'22"E for 15.71' (the previous two courses were coincident with a portion of the Nly boundary of LAKESIDE MEMORIAL PARK GALLIE GARDENS, Plat book 91, Page 3; thence west, along the aforesaid Nly boundary and along the Nly boundary of said LAKESIDE MEMORIAL PARK NEGEV GARDENS 332.95'; thence south, in part, along the Wly boundary of said LAKESIDE MEMORIAL PARK NEGEV GARDENS, for 317.14'; thence west for 820.79'; thence N1°24'6"W, along the west line of the east ½ of the SW ¼ of said Section 29, for 664.68'; thence S89°54'22"E, along the north line of the SW ¼ of said Section 29, for 1,317.16' to the Point of beginning.

LOCATION: Lying on the west side of theoretical N.W. 102 Avenue and south of N.W. 33 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 27 day of May 2003.

527

03-3-02/366774M

**MIAMI-DADE COUNTY, FLORIDA****ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 8 will hold a Public Hearing on the following items on Wednesday, the 18th day of June, 2003 at 7:00 p.m. in the HENRY REEVES ELEMENTARY SCHOOL, 2005 NW 111 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reforms of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 00-9-CZ8-1 (00-154)

APPLICANT: RAYMOND GABRIEL

(1) Applicant is requesting approval to permit an addition to a single family residence setback 7' from the rear (south) property line. (The underlying zoning district regulation requires 25').

(2) Applicant is requesting approval to permit an addition to a single family residence (front porch) setback 19' from the front (north) property line. (The underlying zoning district regulation requires 25').

Approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(14)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Conditions at: Mr. Gabriel Residence," as prepared by Avelinor Leoncio, Jr., AIA, dated 1/25/00 and consisting of 2 sheets and revised 1/23/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 3, STARCK PROPERTIES, Plat book 44, Page 96.

LOCATION: 1738 N.W. 110 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 318 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 27 day of May 2003.

527

03-3-01/366772M

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## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15  
THURSDAY, MARCH 27, 2003 - 7:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA



The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. GOULDS, LLC (02-326)

Location: Lying 150' east of SW 112 Avenue and south of SW 224 Street, Miami-Dade County, Florida (8.003 Acres more or less)

The applicant is requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

### 2. SAGA BAY DEVELOPMENT, INC. (96-549)

Location: North of SW 210 Street and approximately 200' east of SW 82 Avenue, Miami-Dade County, Florida (20.7 Acres)

The applicant is requesting a district boundary change from agricultural district to limited apartment house district, on this site.

### 3. MAARTEN & TERESA ZWANINK (03-3)

Location: 13120 SW 256 Street, Miami-Dade County, Florida (80' X 96.5')

The applicants are requesting approval to permit an addition to a single-family residence setback less than required from property lines, on this site.

Upon demonstration that the applicable standards have been satisfied, approval of this request may be considered under the Alternative Site Development Option or under the Alternative Non-Use Variance, Ordinance #02-138.

Multiple members of individual community councils may be present.

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Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

C-15 3-27-03

## Credit Information/Probate

### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA PROBATE DIVISION  
File No. 02-5451  
Division CP02

IN RE: ESTATE OF ROCCO F. MESSINA, DECEASED.

The administration of the estate of Rocco F. Messina, deceased, whose date of death was November 25, 2002, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, File Number 02-5451, the address of which is 73 West Flagler Street, Room 238, Miami, FL 33130.

The name and address of the Personal Representatives and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is Feb. 25, 2003.

Robert A. Messina  
13225 SW 69th Street  
Miami, FL 33183

WILLIAM J. SEGAL, P.A.

BARRY ALAN WILEN, ESQ.

Attorney for Personal Representative

Florida Bar No.: 224995

20801 Biscayne Blvd.,

Suite 304

Aventura, FL 33180

Telephone: 954-968-0011

2/25 3/4 03-7-17/34099PM

### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA PROBATE DIVISION  
FILE NO. 03-00044-01

IN RE: ESTATE OF JUAN I. NOVATON, DECEASED.

The administration of the estate of JUAN I. NOVATON, deceased, whose date of death was October 20, 2002, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division; File No. 03-00044-01; the address of which is 73 West Flagler Street, Miami, Florida, 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: MAR. 4, 2003.

Personal Representative:

Carmen Roman

21400 SW 234th Street

Miami, FL 33031

SEBASTIAN L. MENDEZ

Attorney for Personal Representative

901 Ponce de Leon Blvd.

Suite 304

Coral Gables, FL 33134

Telephone: (305) 643-3850

Florida Bar No. 472761

3/4-11 03-7-12/343091M

### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA PROBATE DIVISION  
File No.: 03-0781

Division: CP 04

IN RE: ESTATE OF RICHARD A. NAUMANN, DECEASED.

The administration of the estate of RICHARD A. NAUMANN, deceased, whose date of death was January 20, 2003, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division, File Number 03-0781; the address of which is 73 West Flagler Street, Miami, Florida 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: MAR. 4, 2003.

Personal Representative:

Frank Heilemann

15331 S.W. 108 Terrace

Miami, FL 33196

Attorney for Personal Representative:

STEVEN L. CANTOR, ESQ.

Attorney

Florida Bar No. 205028

1001 Brickell Bay Drive,

Suite 2908

Miami, Florida 33131

Telephone: (305) 374-3886

3/4-11 03-7-10/343083M

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: MAR. 4, 2003.

Personal Representative:

MICHELE HOGAN-REYES

11343 Grove Street

Westminster, CO 80031

Attorney for Personal Representative:

ABRAMS BERGER, P.A.

By: TERRY ABRAMS BERGER

Attorney for Petitioner

Florida Bar No. 046000

1550 N.E. Miami Gardens Drive,

Ste. 507

North Miami Beach, Florida 33179

Telephone: (305) 949-2424

Facsimile: (305) 949-2530

3/4-11 03-7-76/343276M

### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MIAMI-DADE COUNTY, FLORIDA PROBATE DIVISION  
File No.: 03-603CP04

IN RE: ESTATE OF GERDA HEILEMANN, DECEASED.

The administration of the estate of GERDA HEILEMANN, deceased, whose date of death was July 21, 2000, is pending in the Circuit Court for Miami-Dade County, Florida, Probate Division; File Number 03-603CP04; the address of which is 73 West Flagler Street, Miami, FL 33130. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court ON OR BEFORE THE LATER OF THE DATE THAT IS THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: MAR. 4, 2003.

Personal Representative:

Frank Heilemann

15331 S.W. 108 Terrace

Miami, FL 33196

Attorney for Personal Representative:

STEVEN L. CANTOR, ESQ.

Attorney

Florida Bar No. 205028

1001 Brickell Bay Drive,

Suite 2908

Miami, Florida 33131

Telephone: (305) 374-3886

3/4-11 03-7-10/343083M

## Public Notices & Hearings

best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

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Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-2-CZ15-1 (02-326)

APPLICANT: GOULDS LLC

AU TO RU-1M(a)

SUBJECT PROPERTY: The east 1/4 of the north 1/4 of the north 1/4 of the NW 1/4 of the SE 1/4 and the north 1/4 of the NW 1/4 of the NW 1/4 of the SE 1/4, less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' east of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

HEARING NO. 03-3-CZ15-1 (96-549)

APPLICANT: SAGA BAY DEVELOPMENT, INC.

AU TO RU-4L

SUBJECT PROPERTY: The north 1/4 of the NW 1/4 of the SE 1/4 of Section 10, Township 56 South, Range 40 East.

LOCATION: Lying north of S.W. 210 Street & approximately 200' east of S.W. 82 Avenue, Miami-Dade County, Florida.

HEARING NO. 03-3-CZ15-2 (03-03)

APPLICANTS: MAARTEN & TERESA ZWANINK

Applicant is requesting approval to permit an addition to a single family residence setback 17.82' from the rear (south) property line and setback 6.37' from the interior side (east) property line. (The underlying zoning district regulation requires a 25' setback from the rear property line and 7.5' from the interior side property line).

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Covered Terrace Legalization for Maarten Zwanink & Teresa Garmendia (W)," as prepared by Alfredo Quintero, P. E., dated Nov. 20, 2001 and consisting of three pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 32, MEADOW WOOD MANOR, SECITON FOUR, Plat book 100, Page 45.

LOCATION: 13120 S.W. 256 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 4 day of March 2003.

3/4

03-3-22/343120M

### NOTICE OF FORFEITURE PROCEEDINGS

NOTICE is hereby given pursuant to Section 932.703 (2)(a), Florida Statutes that the property described below was seized by the City of North Miami Beach Police Department on the date and place described below, all locations being in Miami-Dade County, Florida. The personal property is being held by the City of North Miami Beach Police Department and forfeiture proceedings, pursuant to Section 932.701 et seq., Florida Statutes, were filed in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, on or about February 25, 2003. All persons who have a legal interest in the subject property are entitled to an adversarial preliminary hearing under Florida Statute.

The Property seized by the agency is:

a. \$70,000.00 in U.S. Currency

b. \$131,000.00 in U.S. Currency

This property was seized on or

about February 11, 2003, at or near the vicinity of 8650 N.W. 13th Street, Miami and 1501 S.W. 126th PL, Miami, Miami, Miami-Dade County, Florida and is being held by the City of North Miami Beach Police Department, 16901 N.E. 19th Avenue, North Miami Beach, Florida 33162.

HOWARD B. LENARD

City Attorney

DARCEE S. SIEGEL

Assistant City Attorney

City of North Miami Beach

17011 N.E. 19th Avenue

North Miami Beach, Florida 33162

3/4-11 03-4-15/343097M

### NOTICE OF FORFEITURE ACTION

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
Case No. 03-1428 CA 27  
IN RE: FORFEITURE OF \$297,300.00 IN U.S. CURRENCY.

TO: All other persons or entities who have standing to claim a legal interest in the above described properties

YOU ARE NOTIFIED that a forfeiture action has been filed against the above described property in Miami-Dade County, Florida. An Order Finding Probable Cause has been issued by the Court. You are required to serve a copy of your written defenses to it, if any, on DAVID W. MACEY, Assistant State Attorney, whose mailing address is P.O. Box 227760, Miami, Florida, 33122-7760, on or before APRIL 8, 2003, and file the original with the Clerk of the Court either before service on Petitioner's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint/Petition.

This notice shall be published once a week for two consecutive weeks in the Miami Review.

WITNESS my hand and the Seal of this Court on this 28 day of FEB. 2003.

HARVEY RUVIN  
as Clerk, Circuit Court of Miami-Dade County, Florida (Circuit and County Courts Seal)

BY: MARIE JEAN-GUILAUME  
as Deputy Clerk

3/4-11 03-4-79/343287M

## Public Notices & Hearings

Guide: Notices and hearings of public interest. For more information about the Review's Public Notices, please call 305 347-6614.

### MIAMI-DADE COUNTY, FLORIDA

#### LEGAL NOTICE

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Thursday, the 27th day of March, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the

#### ZONING HEARING

C-15 3-27-03

C-15 2-27-03



## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15  
THURSDAY, FEBRUARY 27, 2003 - 7:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
ROOM 203 (OLD BUILDING)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **ABRAHAM LANDMAN, ET AL (02-316)**

Location: The east side of U.S. #1 & north of SW 284 Street, Miami-Dade County, Florida (3 Acres)

The applicants are requesting a zone change from agricultural district and four unit apartment house district to limited business district, on this site.

2. **GOULDS, LLC (02-326)**

Location: Lying 150' west of SW 112 Avenue and south of SW 224 Street, Miami-Dade County, Florida (8.003 Acres more or less)

The applicant is requesting a zone change from interim district to single-family modified residential district (RU-1Ma), on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



## Public Notices & Hearings

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida and at the Village of Palmetto Bay, Village Hall, 900 Perrine Avenue, Palmetto Bay, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County and the Village of Palmetto Bay provide equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 02-4-CZ13-1 (02-33)

APPLICANT: DAVNBRAN PROPERTIES, INC.

- (1) Applicant is requesting approval to permit 4 residences setback 25' from the front (west) property lines. (The underlying zoning district regulations require 50').
- (2) Applicant is requesting approval to permit 4 residences with maximum lot coverages varying from 23.4% to 30.85%. (The underlying zoning district regulations permit 15%).
- (3) Applicant is requesting approval to permit 3 residences setback varying from 5' to 11' from the interior side (north & south) property lines. (The underlying zoning district regulations require 15').
- (4) Applicant is requesting approval to permit 2 residences setback varying from 15' to 20' from the side street (north & south) property lines. (The underlying zoning district regulations required 25').
- (5) Applicant is requesting approval to permit lot frontage and area requirements for 4 residences with frontages of 59' & 71.33' and lot areas varying from 0.202 acre to 0.263 acre. (The underlying zoning district regulations require 150' frontage and 2 1/2 acres gross lot coverage for each lot.)

Upon a demonstration that the applicable standards have been satisfied, approval of such requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Davbran Properties," as prepared by Orestes Lopez-Reco, Architect, consisting of 5 sheets: Sheet SP-1 dated 2/3/02; Model A- A-1, A-2 & Model B- A-1, A-2 all dated, signed and sealed 2/4/02. Plans may be modified at public hearing. SUBJECT PROPERTY: Lots 4 through 7 inclusive, Block "A", ROBERTS SUBDIVISION, Plat book "B", Page 23.

LOCATION: East of Old Cutler Road, between S.W. 166 Street & S.W. 167 Street, Miami-Dade County, Florida.

HEARING NO. 03-2-VPB-2 (02-371)

APPLICANTS: DAVID & MARY HAMEL

Applicants are requesting approval to permit a residence setback a minimum of 15.79' from the side street (south) property line. (The underlying zoning district regulations require 25'). Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance) (Ordinance #02-138).

A plan is on file and may be examined in the Zoning Department entitled "Hamel Residence," as prepared by Ornelio Arrabal, A.I.A., consisting of 2 sheets, dated stamped received 1/10/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 1/2 of the SE 1/4 of the NW 1/4 of the NE 1/4, less the east 25' and less the south 25' in Section 33, Township 55 South, Range 40 East.

LOCATION: 16950 S.W. 90 Avenue, Miami-Dade County, Florida.

In accordance with Emergency Ordinance No. 02-02 of the Village of Palmetto Bay Codes, Village of Palmetto Bay Council decisions are appealable to the Circuit Court of Appeals. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Village of Palmetto Bay Council with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 4 day of February 2003.

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03-3-51/33597M

### MIAMI-DADE COUNTY, FLORIDA

#### LEGAL NOTICE

#### ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Thursday, the 27th day of February, 2003 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 668-4407 at least five days in advance.

HEARING NO. 03-1-CZ15-7 (02-316)

APPLICANT: ABRAHAM LANDMAN, ET AL

- (1) AU to BU-1A

REQUEST #1 ON PARCEL "A" & "B" ON PLAN "A"

- (2) RU-3 to BU-1A

#### REQUEST #2 ON THE FOLLOWING:

That portion of Parcels "A" & "B" lying between a line which runs 200' parallel with the S/ly Right-of-Way line of State Road #5 (U.S. Highway #1) and the south right-of-way line of State Road #5 for Plan "B".

SUBJECT PROPERTY: PARCEL "A": Begin at the Southeast corner of N.W. 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East; thence west along the south line of said NW 1/4 of the NW 1/4 of 488.1' to the SE/ly right-of-way of U. S. Highway #1; thence NE/ly along the SE/ly line of said U.S. No. 1, 424' and thence at right angles with U.S. Highway No. 1, run SE/ly 276.28' to the east line of the NW 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East; thence run south along the east line of NW 1/4 of said Section 4, 128.95' to the Point of beginning; all lying and being a portion of the NW 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East. LESS AND EXCLUDING: That portion of the south 30' of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 1, Township 57 South, Range 39 East, lying E/ly of the SE/ly right-of-way line of State Road No. 5. AND: PARCEL "B": All that part of the NW 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East, lying SE/ly of State Highway 5; LESS: Begin at the Southeast corner of N.W. 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East; thence west along the south line of said NW 1/4 of the NW 1/4 of 488.1' to the SE/ly right-of-way of U. S. Highway #1; thence NE/ly along the SE/ly line of said U.S. No. 1, 424' and thence at right angles with U.S. Highway No. 1, run SE/ly 276.28' to the east line of the NW 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East; thence run south along the east line of NW 1/4 of the NW 1/4 of said Section, 128.95' to the Point of beginning; AND LESS: Begin at the Southeast corner of N.W. 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East; thence run north a distance of 544.21' for the Point of beginning. From Point of beginning run in a SW/ly direction parallel to State Highway 5, a distance of 50' to a point; thence run in SE/ly direction perpendicular to State Highway 5; to a point on the east line of the NW 1/4 of the NW 1/4 of Section 4, Township 57 South, Range 39 East; thence run north a distance to the Point of beginning.

LOCATION: The east side of U. S. Highway #1 and north of S.W. 284 Street, Miami-Dade County, Florida.

HEARING NO. 03-2-CZ15-1 (02-326)

APPLICANT: GOULDS LLC

GU to RU-1M(a)

SUBJECT PROPERTY: The east 1/2 of the north 1/2 of the north 1/2 of the NW 1/4 of the SE 1/4 and the north 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of the SE 1/4, less the west 150', less the east 25' of the west 175' of the north 75' and less the east 396' of the north 110' thereof in Section 18, Township 56 South, Range 40 East.

LOCATION: Lying 150' west of S.W. 112 Avenue and south of S.W. 224 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 4 day of February 2003.

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03-3-53/335800M

#### REPORT OF CONDITION

Consolidated domestic subsidiaries of CONTINENTAL NATIONAL BANK OF MIAMI in the state of FL, at the close of business on December 31, 2002.

#### ASSETS

Dollar Amounts in Thousands

Cash & balances due: Noninterest-bearing balances	8,784
Cash & balances due: Interest-bearing balances	6,223
Securities: Held-to-maturity securities	600
Securities: Available-for-sale securities	28,527
Federal funds sold	11,073
Securities purchased under agreements to resell	0
Loans and leases held for sale	0
Loans and leases, net of unearned income	115,563
Less: allowance for loan and lease losses	1,251
Loans and leases, net of unearned income and allowance	114,312
Trading assets	0
Premares and fixed assets	5,750
Other real estate owned	0
Investments in unconsolidated subsidiaries	0
Customers' liability on acceptances outstanding	151
Intangible assets: Goodwill	0
Intangible assets: Other intangible assets	0
Other assets	2,788
Total assets	178,218

#### LIABILITIES

Dollar Amounts in Thousands

Deposits: In domestic offices	159,585
Deposits: In domestic offices, noninterest-bearing	50,430
Deposits: In domestic offices, interest-bearing	109,155
Federal funds purchased	0
Securities sold under agreements to repurchase	700
Trading liabilities	0
Other borrowed money	1,723
Bank's liability on acceptances	151
Subordinated notes and debentures	0
Other liabilities	998
Total liabilities	163,157

#### EQUITY CAPITAL

Dollar Amounts in Thousands

Perpetual preferred stock	4,725
Common Stock	1,349
Surplus	3,320
Retained earnings	5,628
Accumulated other comprehensive income	41
Other equity capital components	0
Total equity capital	15,061
Total liabilities, minority interests, and equity capital	178,218

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03-8-44/335552M

C-15 2-27-03